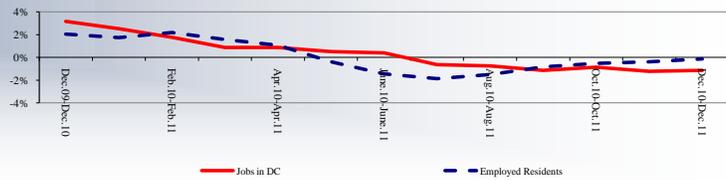


Labor & Industry

- ➔ Jobs in D.C. for December 2011, up 7,000 (1.0%) from December 2010
- ➔ District resident employment for December 2011, up 1,800 (0.6%) from December 2010

Change in Total Wage and Salary Employment and Employed Residents
(percent change from prior year in 3-month moving average)



Labor Market ('000s): December 2011^a

	District of Columbia			Metropolitan area		
	Level	1 yr. ch. (amt.)	1 yr. ch. (%)	Level	1 yr. ch. (amt.)	1 yr. ch. (%)
Employed residents	299.1	1.8	0.6	2,921.1	42.8	1.5
Labor force	333.0	5.6	1.7	3,092.7	40.9	1.3
Total wage and salary employment	720.1	7.0	1.0	3,007.7	13.4	0.4
Federal government	208.2	-2.5	-1.2	377.8	-3.9	-1.0
Local government	35.0	-0.4	-1.1	318.7	4.0	1.3
Leisure & hospitality	60.2	1.2	2.0	264.0	5.5	2.1
Trade	22.9	-0.2	-0.9	327.8	-4.2	-1.3
Education and health	113.9	2.9	2.6	369.5	6.2	1.7
Prof., bus., and other services	218.2	4.9	2.3	874.3	7.1	0.8
Other private	61.7	1.1	1.8	475.6	-1.3	-0.3
Unemployed	33.9	3.8	12.5	171.6	-1.9	-1.1
New unempl. Claims	1.7	-0.05	-2.7			

Detailed Employment ('000s): December 2011

	Level	1 yr. ch. (amt.)	1 yr. ch. (%)	% of total
Manufacturing	1.1	-0.1	-8.3	0.2
Construction	10.8	0.6	5.9	1.5
Wholesale trade	4.8	0.1	2.1	0.7
Retail trade	18.1	-0.3	-1.6	2.5
Utilities & transport.	4.3	0.1	2.4	0.6
Publishing & other info.	18.5	-0.2	-1.1	2.6
Finance & insurance	16.9	0.6	3.7	2.3
Real estate	10.1	0.1	1.0	1.4
Legal services	33.8	1.4	4.3	4.7
Other profess. serv.	70.8	1.0	1.4	9.8
Empl. serv. (incl. temp)	14.7	1.7	13.1	2.0
Mgmt. & oth. bus. serv.	35.0	0.1	0.3	4.9
Education	51.0	0.3	0.6	7.1
Health care	62.9	2.6	4.3	8.7
Organizations	57.8	1.5	2.7	8.0
Accommodations	15.3	0.5	3.4	2.1
Food service	37.6	0.4	1.1	5.2
Amuse. & recreation	7.3	0.3	4.3	1.0
Other services	6.1	-0.8	-11.6	0.8
Subtotal, private	476.9	9.9	2.1	66.2
Federal government	208.2	-2.5	-1.2	28.9
Local government	35.0	-0.4	-1.1	4.9
Total	720.1	7.0	1.0	100.0

^a Sources: U.S. Bureau of Labor Statistics (BLS) & D.C. Dept. of Employment Services (DOES)
^b Preliminary, not seasonally adjusted

D.C. Hotel Industry^b

	Amt.	1 yr. ch.
Dec. 2011		
Occupancy Rate	56.2%	6.2%
Avg. Daily Room Rate	\$164.67	-\$5.20
# Available Rooms	27,640	209
Room Sales (\$M)	\$79.3	\$7.0

Airport Passengers^{c,d}

	Amt.(000)	1 yr. ch. (%)
Dec. 2011		
DCA	1,422.3	-1.7
IAD	1,852.2	-3.8
BWI	1,728.7	-1.0
Total	5,003.2	-2.2 ^e

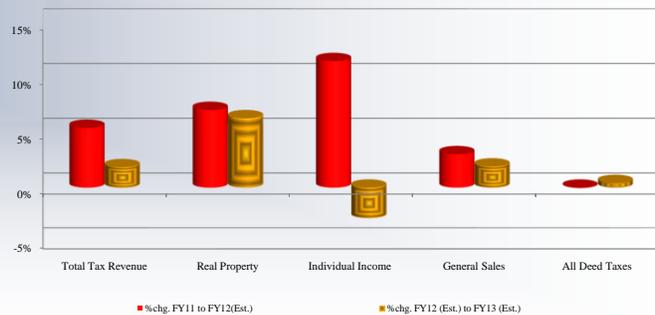
^b Source: Smith Travel Research ^c Source: Metropolitan Washington Airports Authority & Maryland Aviation Administration Authority ^d Includes arrivals and departures ^e Weighted average

Source: BLS. Details may not add to total due to rounding.

Revenue

- ➔ Total tax revenue before earmarking is expected to increase by 5.5% and 1.9% in FY2012 and FY2013 respectively
- ➔ Individual income tax revenue is estimated to grow by 11.6% in FY2012; this is expected to be followed by a decline of 2.8% in FY2013
- ➔ General sales tax revenue is expected to increase by 3.1% and 1.9% in FY2012 and FY2013 respectively
- ➔ All deed tax revenue is forecasted to experience a negligible decline in FY2012, followed by an increase of 0.4% in FY2013
- ➔ Real property tax revenue is expected to increase by 7.2% and 6.3% in FY2012 and FY2013 respectively

Percent Change in Revenue for Selected Taxes for FY's 2011 - 2013 (Est.)



Revenue for Fiscal Year 2011 and Estimated Revenue for Fiscal Years 2012 and 2013 (\$000)^a

NOTE: REPORTING OF CASH COLLECTIONS WILL RESUME IN MARCH 2012 D.C. ECONOMICS INDICATORS RELEASE

	FY'11 ^d	FY'12 ^e	FY'13 ^e	% Chg. FY11-FY12 (Est.)	% Chg. FY12 (Est.)-FY13 (Est.)	Addenda:	% Chg. FY11-FY12(Est.)	% Chg. FY12(Est.)-FY13(Est.)
Real Property	1,715,069	1,838,290	1,953,196	7.2%	6.3%	Convention Ctr. Transfer ^b	2.8%	3.0%
General Sales	1,014,901	1,045,942	1,066,152	3.1%	1.9%	Ind. Inc. Tax Withholding for D.C. residents	9.4%	2.9%
Individual Income	1,296,598	1,446,449	1,406,185	11.6%	-2.8%			
Business Income	359,684	387,938	400,090	7.9%	3.1%			
All Deed Taxes ^c	311,187	311,078	312,398	0.0%	0.4%			
Total Other Tax Revenue	627,821	587,984	582,961	-6.3%	-0.9%			
Total Tax Revenue (before earmarking)	5,325,260	5,616,181	5,720,982	5.5%	1.9%			
Earmarked Tax Revenue	419,489	397,369	413,237	-5.3%	4.0%			
Total Tax Revenue (after earmarking)	4,905,771	5,218,812	5,307,745	6.4%	1.7%			

^aRevenue amounts shown are before earmarks (TIF: Convention Ctr, Ballpark Fund, DDOT (parking tax and public space rental), Neighborhood Investment Fund, the Highway Trust Fund, the Nursing Facility Quality of Care Fund, Healthy DC Fund, the Housing Production Trust Fund, WMATA, Hospital Fund, Stevie Sellows Quality Improvement Fund, Healthy Schools, ABRA). Variations in processing activities may affect year-to-date comparisons.

^bPortion of sales tax on hotels and restaurants

^cIncludes deed recordation, deed transfer and economic interest taxes

^dComprehensive Annual Financial Report, 2011

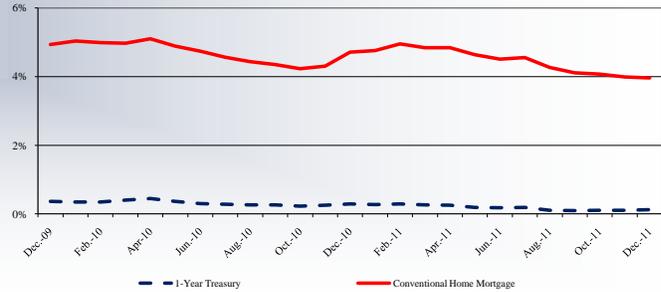
^eEstimated revenue for FY12 and FY13 is as of the February 2012 revenue estimates

People & Economy

➔ D.C. unemployment rate for December: 10.4%, down 0.2% from last month & 0.8% higher than 1 year ago

➔ The conventional home mortgage rate decreased in December 2011 to 3.96% from 3.99% in November 2011.

One-Year Treasury and Conventional Home Mortgage Interest Rates
December 2009 to December 2011



U.S. GDP			CPI			D.C. Population		
% change for yr. ending			% change for yr. ending			Source: Census		
Source: BEA	4 th Q 2011	3 rd Q 2011	Source: BLS	Nov. 2011	Sept. 2011	*Estimate for:	Level	% chg.
Nominal	3.7	3.9	U.S.	3.4	3.9	2000	572,059	
Real	1.6	1.5	D.C./Balt. metro area	3.3	3.4	2002	579,585	1.3
						2003	577,777	-0.3
						2004	579,796	0.3
						2005	582,049	0.4
						2006	583,978	0.3
						2007	586,409	0.4
						2008	590,074	0.6
						2009	599,657	1.6
						2010	604,912	0.9
						2011	617,996	2.2

Personal Income ^a			Unemployment Rate ^c		
% change for yr. ending			Source: BLS		
Source: BEA	3 rd Q 2011	2 nd Q 2011	U.S.	Dec. 2011	Nov. 2011
Total Personal Income	4.1	5.1 [†]	8.5	10.4	8.7
U.S.	4.7	5.3	10.4	10.6	10.6
D.C.	4.7	5.3			
Wage & Salary Portion of Personal Income					
U.S.	2.9	3.4 [†]			
Earned in D.C.	3.1	2.5 [†]			
Earned by D.C. residents ^b	3.4	3.3 [†]			

Interest Rates		
Source: Federal Reserve		
	Dec. 2011	Nov. 2011
1-yr. Treasury	0.12	0.11
Conv. Home Mortgage	3.96	3.99

^a Nominal ^b Estimated ^c Seasonally adjusted
[†] Indicates data revised by stated source since previous D.C. Economic Indicators.

* July 1, except for 2000

Distribution of Individual Income Tax by Income Category			
Source: D.C. Office of Tax and Revenue			
	2007	2008	2009
Less than \$30,000	44.6%	43.5%	43.1%
\$30,000-\$50,000	20.5%	20.4%	19.9%
\$50,000-\$75,000	13.1%	13.6%	14.0%
\$75,000-\$100,000	7.1%	7.3%	7.7%
\$100,000-\$200,000	9.3%	10.0%	10.4%
\$200,000-\$500,000	4.0%	4.1%	4.0%
\$500,000 and Over	1.3%	1.1%	1.0%

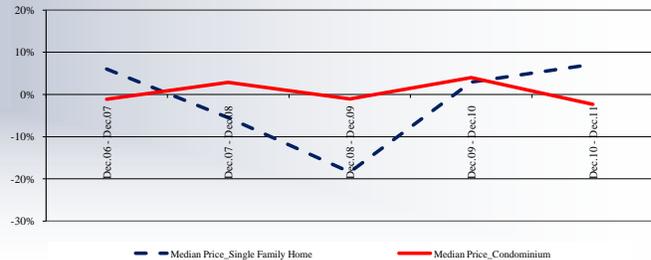
Housing & Office Space

➔ There were 187 condos sold in December 2011, a 16.9% increase from 1 year ago

➔ The year to date median price increased 7.1% from 1 year ago for single family homes, and condos experienced a decrease of 2.3% in the year to date median price

➔ In the 4th quarter of 2011 vacant commercial office space decreased by 0.4 million square feet from that of the 3rd quarter of 2011

Year Over Year Percent Change in the Median Price for a Single Family Home and Condominium in Washington, D.C.



Housing Sales			D.C. Housing Permits Issued			D.C. Commercial Office Space		
Source: MRIS ^a			Source: U.S. Census Bureau			Source: Delta Associates		
			4 Qs ending					
Completed contracts	Dec. 2011	1 yr. % ch.		4 th Q 2011	1 yr. ch.	Vacancy Rate (%)		
Single family	282	-4.7	Total housing units	3,853	3,149	4 th Q 2011 1 qtr. ch.		
Condo/Co-op	187	16.9	Single family	236	98	Excl. sublet space 7.7 -0.1		
			Multifamily (units)	3,617	3,051	Incl. sublet space 8.4 -0.3		
Prices (\$000)			Class A Apt. ^d and Condominium Units					
Single family	Dec. 2011	1 yr. % ch.	Source: Delta Associates			Inventory Status (in million square feet)		
Average ^b	\$617.8	1.7	Units under construction and/or marketing			4 th Q 2011 1 qtr. ch.		
Median ^c	\$450.0	7.1	Rental apartments	7,500	3,045	Total inventory 133.5 0.0		
			Condominiums ^e	342	-282	Leased space ^f 123.3 0.2		
Condo/Co-op			Other units likely to deliver over the next 36 months ^h			Occupied space ^g 122.3 0.4		
Average ^b	\$412.8	-10.3	Rental apartments	7,945	1,967	Vacant 11.2 -0.4		
Median ^c	\$362.0	-2.3	Condominiums	827	-155	Under construction or renovation 2.8 0.4		

^a Metropolitan Regional Information System as reported by the Greater Capital Area Association of Realtors
^b Average prices are calculated for the month from year-to-date information ^c Median prices are year-to-date ^d Investment grade units, as defined by Delta
^e Calculated from vac. rate excl. sublet ^f Calculated from vac. rate incl. sublet ^g Includes sold units ^h Only a portion will materialize